



499-505  
CONEY ISLAND AVENUE  
BROOKLYN, NY

# 499-505

CONEY ISLAND AVENUE

SIZE

RETAIL STORE A  
**APPROX. 2,561 SF**

RETAIL STORE B | LEASED  
**APPROX. 1,261 SF**

FRONTAGE  
**OVER 50'**

CEILING HEIGHTS  
**10' - 12'**

## COMMENTS

- High visibility on Coney Island Avenue thoroughfare and Church Avenue intersection
- Walking distance to the Parade Grounds and Prospect Park
- At the base of a residential building located in historic neighborhood of Prospect Park South
- Bus stop located steps from stores servicing B68, B35, BM3, and BM4
- Gas in building
- Food users welcomed



For more information or to arrange a tour, please contact:

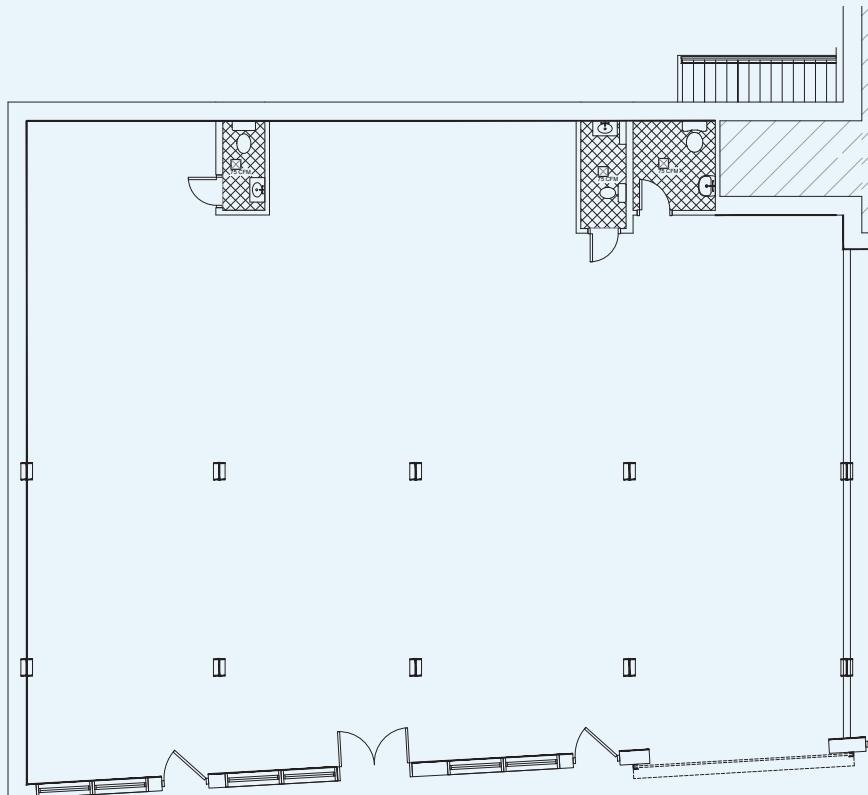
**Mitzi Flexer**  
212 593 7124 | [mflexer@bradfordallen.com](mailto:mflexer@bradfordallen.com)

**Denver Tvetter**  
212 593 7109 | [dtveter@bradfordallen.com](mailto:dtveter@bradfordallen.com)

exclusively leased by

**BA** BRADFORD  
**ALLEN**

### RETAIL STORE A | APPROX. 2,561 SF



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### NEIGHBORS

WERKSTATT RESTAURANT  
 KENTUCKY FRIED CHICKEN  
 LARK CAFE  
 JIKU WINGS  
 UPS STORE  
 THAI FARM KITCHEN  
 AM THAI BISTRO  
 CLEAN RITE CENTER LAUNDROMAT  
 IDEAL SUPERMARKETS

### NEARBY TRANSIT

**N** **Q** **B** **D** **G** **F**

BEVERLEY RD. STATION  
 CORTELYOU RD. STATION  
 CHURCH AVE. STATION



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